

**MINUTES OF MEETING  
VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT No 1**

The Meeting of the Board of Supervisors of the Village Community Development District No. 1 was held on Friday, December 14, 2012 at 8:00 a.m. at the District Office Board Room, 1894 Laurel Manor Drive, The Villages Florida, 32162.

Board members present and constituting a quorum:

Bill Mapel	Chairman
Ellen Cora	Vice Chairman
Kathy Porter	Supervisor
Paul Sykes	Supervisor
Clyde Long	Supervisor

Staff Present:

Janet Tutt	District Manager
Diane Tucker	Administrative Operations Manager
Valerie Fuchs	District Counsel
Sam Wartinbee	District Property Management Director
David Miles	Finance Director
Jennifer McQueary	District Clerk
Brittany Wilson	Executive Assistant
Candy Dennis	Community Standards Administrative Coordinator
Candice Lovett	Staff Assistant

**FIRST ORDER OF BUSINESS:                      Call to Order**

A.      Roll Call

Chairman Mapel called the meeting to order at 8:01 a.m. and stated for the record that all Supervisors were present representing a quorum.

B.      Pledge of Allegiance

The Chairman led the Pledge of Allegiance.

C.      Presentation to past Supervisors DeBenedittis and Decker

The Board presented Mr. Decker with a plaque and thanked him for his service to the community. Mr. Decker wished the Board a wonderful year and a Merry Christmas.

**D. First Time Meeting Attendees**

The Board welcomed all those residents in attendance at a District 1 Board Meeting for the first time.

**E. Audience Comments**

There were no audience comments.

**SECOND ORDER OF BUSINESS: Approval of the Minutes for the Board Meeting held on November 9, 2012**

<b>On MOTION by Ellen Cora, seconded by Clyde Long, with all in favor, the Board approved the Minutes for the Board Meeting held on November 9, 2012.</b>
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**THIRD ORDER OF BUSINESS: Financial Statements as of November 30, 2012**

David Miles, Financial Director, reviewed the cash analysis prepared on November 28, 2012 that shows the District's investable balances as \$1,628,145, which was distributed among Citizens First Bank (CFB), State Board of Administration (SBA), the Florida Municipal Investment Trust (FMIVT) 1-3 year bond fund account and the Florida Governmental Investment Trust (FLGIT) funds. The Budget to Actual Statements as of November 30, 2012 were provided to the Board identifying 16.67% of the fiscal year and advised the total available resources are at 23.63 % of the budgeted resources for the year. Mr. Miles stated the first portion of the maintenance assessments have been received from the Tax Collector during the month of November. The total expenditures year-to-date are currently at 8.2% and during the month of November, the District's expenditures exceeded its revenues by \$161,871; however, the change in net assets year-to-date are a positive \$94,191.

**FOURTH ORDER OF BUSINESS: District Property Management Reports**

**A. Landscape Maintenance Update**

Brian Williams, District Property Management (DPM) Supervisor, advised the Board of the following items:

- Golf cart path construction near the De La Vista Postal has begun.
- Fence replacement will begin at the Rick Murray Preserve.
- Striping will begin on the roads of Villa Valdez, De Laguna, De La Mesa the middle of January.
- Replacement of street signs within villas units has been scheduled.

Chairman Mapel inquired the name of the contractor completing the maintenance of the water retention area at the southern part of the Cichielo Preserve and stated he believes additional maintenance is necessary. Mr. Williams advised he would communicate the Chairman's concern with Down to Earth.

B. Water Retention Status Update

Sam Wartinbee, DPM Director, advised the water treatment report was provided to the Board as information.

Supervisor Porter inquired if the purpose of treatments to the ponds is to control the algae. Mr. Wartinbee stated the treatment does help to control algae.

**CONSENT AGENDA:**

Chairman Mapel advised the Board a motion to approve the Consent Agenda is a motion to approve all recommended actions. All matters on the Consent Agenda are considered routine and no discussion will occur unless desired by a Board Member.

<p><b>On MOTION by Ellen Cora, seconded by Clyde Long, with all in favor, the following items on the Consent Agenda were approved:</b></p> <p><b>FIFTH ORDER OF BUSINESS:</b> Adoption of Resolution Nos. 13-05, 13-06 and 13-07 updating the signatories of the Village Community Development District No. 1 bank accounts for Citizens First Bank, State Board of Administration and U.S. Bank.</p> <p><b>SIXTH ORDER OF BUSINESS:</b> Approval of the continuation of the Compensating Balance Agreement with Citizens First Bank and the revised distribution of balances among Districts and Funds as provided.</p>
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**SEVENTH ORDER OF BUSINESS:** Adoption of Resolution 13-08 amending the Fiscal Year 2012-2013 District #1 Budget to carryforward \$56,378 for district-wide plant replacement and the Rick Murray Preserve fence replacement projects.

**EIGHTH ORDER OF BUSINESS:** Award of RFP# 139-014 – Morse Boulevard Irrigation Renovations to Down to Earth Lawn Care II, Inc.

Diane Tucker, Administrative Operations Manager, advised the Board on October 10, 2012 Staff issued a Request for Proposal (RFP) for the renovations of Morse Boulevard irrigation system. Staff received three (3) responses from contractors and the Selection Committee met with the contractors to discuss their approach to the project. Ms. Tucker stated the Selection Committee agreed that Down to Earth Lawncare II, Inc. was the most qualified to perform the services required. The budget for the District 1 portion of the project is \$370,000 and Staff is recommending the contract be awarded to Down to Earth Lawncare II, Inc. for a contract amount of \$341,955.

Supervisor Porter inquired what type of overrun costs could be anticipated. Ms. Tucker stated the only unforeseen costs would be a result of items that need to be addressed that were not anticipated or should Staff request a change.

Mr. Wartinbee advised if the Board awards the RFP to Down to Earth, the project is anticipated to begin in mid January. Watering of the annuals will continue by the contractor during the renovations.

Chairman Mapel stated after reading the information provided by Staff, Down to Earth appears to be the most qualified to complete the renovations.

**On MOTION by Kathy Porter, seconded by Ellen Cora, with all in favor, the Board awarded RFP # 13p-014 – Morse Boulevard Irrigation Renovations to Down to Earth Lawn Care II, Inc. to Down to Earth Lawn Care II, Inc. and authorized the Chairman to execute the Agreement for Services.**

**NINTH ORDER OF BUSINESS:** Old Business Status Update

Janet Tutt, District Manager, advised a response has not yet been received from the resident group who expressed interest in presenting possible recommendations to the Board pertaining to a process for repainting of homes.

Larry West, Village of Hacienda South, advised the Board the resident group has met several times and are currently awaiting requested information to be presented.

**TENTH ORDER OF BUSINESS:           Close Deed Compliance Case No. D1-01-10, 1502  
Alfonso Lane, Unit 4, Lot 11**

Ms. Tucker provided a brief overview of the case and advised the District received payment in the amount of \$5,500 for outstanding fines relating to this case.

Supervisor Porter stated some residents are unaware that when there are solicitors in the neighborhood, deed compliance should be contacted. Ms. Tucker advised Staff would be happy to speak to resident groups if needed to help notify residents.

Ms. Tutt reiterated that deed compliance addresses the issue of solicitors; however, any resident that feels discomfort regarding solicitors should call the Sheriff's Department or Community Watch.

Vice Chairman Cora suggested an article be included in the newspaper regarding the matter.

**ELEVENTH ORDER OF BUSINESS:   Staff Reports**

**A.     Amenity Authority Committee Update**

Carl Bell, District 1 Representative of the Amenity Authority Committee (AAC), provided the Board with the following update from the December 12, 2012 meeting:

- Surveying and design review is underway for Area A for Paradise Park Master Plan.
- Design plans have been submitted to Town of Lady Lake for the renovated Woodshop Parking plan.
- Cancellation of parade issues were discussed by the Committee.
- Public Input Sessions have taken place regarding potential improvements to various recreation centers and an in-depth discussion will occur on the matter at an upcoming AAC workshop.

Vice Chairman Cora stated several residents were upset about the cancellation of the parades and inquired if it was a budgetary issue through the Entertainment Department. Mr. Bell stated a private entity has sponsored the parades and the AAC is asking if the amenities could fund them. Mr. Bell advised there are several factors involved and research is being done regarding the matter.

Mr. Bell wished the Board a Merry Christmas.

Chairman Mapel inquired when the AAC workshop would take place. Mr. Bell advised the workshop is scheduled to be held on February 13, 2013 in the District Office Board Room.

B. Happy Holidays

Ms. Tutt wished the Board Happy Holidays and stated Staff is looking forward to a great 2013.

**TWELFTH ORDER OF BUSINESS: District Counsel Reports**

Valerie Fuchs, District Counsel, wished the Board a Happy New Year and great holidays.

**THIRTEENTH ORDER OF BUSINESS: Supervisor Comments**

Supervisor Long thanked the Board, Staff and the AAC for all of the assistance the District is receiving on the cart path at Carrera Drive. The other Board Members concurred.

Ms. Tutt requested the Board Member help remind residents that access for this path will be based on one way cart traffic.

**FOURTEENTH ORDER OF BUSINESS: Adjourn**

The meeting was adjourned at 8:40 a.m.

<b>On MOTION by Kathy Porter seconded by Clyde Long, with all in favor, the Board adjourned the meeting.</b>
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Janet Y. Tutt  
Secretary

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Bill Mapel  
Chairman